

Planning Board **Worksession** scheduled at **6:30pm** in 3<sup>rd</sup> floor Conference Room  
Agenda for the City Planning Board **Public Hearing** to be held at **7:00 pm**  
on **Thursday, December 12, 2002**, with a **Business Meeting** to follow in the  
Aldermanic Chambers, third floor, City Hall, One City Hall Plaza  
(Note: If you will not be able to attend the meeting, please notify Planning Dept.)

### **A. PUBLIC HEARINGS: (Subdivision/Site Plan Applications)**

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the applications and conduct a Public Hearing.

A motion would be in order to accept the applications.

#### **Subdivision, Site Plan & Conditional Use Permit Applications: (See Enclosed)**

1. S-54-2002 Property located at Elm, Trenton, Chestnut and Carpenter Streets, an application CU-29-2002 to adjust the lot lines of 3 existing residential lots and to subdivide 1 existing lot (Notre Dame College) into 9 lots, creating 2 new single family building lots, for a total of 12 new lots; also a conditional use application to occupy lot 3 as a private school – Notre Dame College  
**Public Hearing Held: 12/12/2002**  
**Deadline for Action: 02/22/2003**
2. S-55-2002 Property located at 513 Dunbarton Road and F.E. Everett turnpike, an application to subdivide 522.98 acres into two (2) lots – Bertrand Pichette / Manchester Housing and Redevelopment Authority  
**Public Hearing Held: 12/12/2002**  
**Deadline for Action: 02/22/2003**
3. S-57-2002 Property located at 273 Rockland Avenue, an application to subdivide one lot into two lots, creating one new buildable lot – Jon Clark and Dean Gibson  
**Public Hearing Held: 12/12/2002**  
**Deadline for Action: 02/22/2003**
4. S-58-2002 Property located at 230 Old Wellington Road, an application to subdivide and consolidate 3 lots into 2 lots (no new building lots) – Rickie Gilbert  
**Public Hearing Held: 12/12/2002**  
**Deadline for Action: 02/22/2003**

5. SP-22-2002 Property located at 454 Sheffield Road, an application for approval to create a PD-9-2002 “planned development”, and for site plan approval for the construction of a 1,786 sq. ft. building for car rental – 454SR, LLC

**Public Hearing Held: 12/12/2002**

**Deadline for Action: 02/22/2003**

6. SP-07-2002 Property located at 777 Hooksett Road, an appeal under N.H.RSA 674:43 of site plan approval by staff for the construction of a 1,896 sq. ft. convenience store with six (6) fuel fill stations – Aranco Oil Company

**Public Hearing Held: 8/08/02**

**B. BUSINESS MEETING: (Subdivision/Site Plan Applications)**

**I. Administrative Matters: (See Enclosed)**

1. Approval of Minutes of November 14 and November 21, 2002
2. Receive and file the Financial Report for the period ending November 30, 2002.

**II. Regulatory Matters: (See Enclosed)**

**[Tabled Matters]**

3. S-34-2002 Property located at 582 Bodwell Road, an application for lot line adjustment and subdivision to create seven (7) new single family building lots – Brook Hollow Corp.

**Public Hearing Held: 08/08/2002**

**Deadline for Action: 12/12/2002**

4. S-42-2002 Property located at 40 & 98 Willow Street, an application to subdivide by adjusting

a lot line without creating a new lot – Smith Brooks Realty & Flying Horse Realty

**Public Hearing Held: 09/11/2002**

**Deadline for Action: 12/19/2002**

5. S-52-2002 Property located at 527 Corning Road, an application to subdivide one lot with two existing houses and create four single-family frontage lots (two new building lots) - 527 Corning Road Realty Trust

**Public Hearing Held: 11/14/2002**

**Deadline for Action: 01/09/2003**

**[Information to be provided]**

6. CU-07-2002 Property located at 75 West Baker Street, an application for conditional use permit to occupy former two family house as congregate living facility in the B-2 zoning district, and an application for a conditional use permit for alternative parking arrangements as specified in Article 10.02 of the Zoning Ordinance – VFW Post 8214

**Public Hearing Held: 09/11/2002**

**Deadline for Action: 11/14/2002**

**[Remain on Table]**

**III. Other Business Items:**

7. Application by Douglas E. Pelczar for voluntary merger of two (2) contiguous `parcels at 30 South Taylor Street, Tax Map 0368, Lots 0014 and 0014-A.
8. Request for conceptual review for self-storage facility at 180 Woodbury Street (Carisbrooke Development).
9. Request by Carlos Andrade to add a Baskin Robbins Ice Cream franchise to the Dunkin Donuts store at 947 Second Street (SP-18-2002).
10. Reconsideration of condition of approval for creation of lease lot for Autofair on Goffs Falls Road (S-40-2002)
11. Determination of Regional Impact. **[To be distributed at meeting]**
12. Distribution of Planning Department calendar for 2003

**IV. Such Other Items as Board Members May Wish to Introduce.**